

**CITY OF SAN CLEMENTE
MINUTES OF THE MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
October 11, 2017**

Subcommittee Members Present: Bart Crandell, Zhen Wu and Jim Ruehlin

Staff Present: City Planner Amber Gregg, Community Development Technician
Jonathan Lightfoot

1. MINUTES

The minutes of the Design Review Subcommittee meeting of August 23, 2017 were approved with changes.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Staff Waiver / Minor Architectural Permit: Folding Gates for 614 Avenida Victoria (Lightfoot)

A request to consider the installation of bi-fold gates on a mixed use development located in the Pier Bowl Specific Plan at 614 Avenida Victoria. The site is within Mixed Use 4 area, Architectural Overlay, and Pedestrian Overlay (MU4-PBSP-A-P). (Lightfoot)

Jonathan Lightfoot summarized the staff report.

Public Comments:

A letter was submitted by Larry Culbertson on behalf of the applicant recommending that the proposed condition requiring that the gates remain open during daylight hours would be unduly burdensome on the business owners and that the condition should relate to hours of operation (as was the case with the gate approved at Carbonara's restaurant).

The Design Review Subcommittee made the following comments either individually or as a group:

- The gates should remain open during operating hours or a half hour before opening and after closing times.
- The gates should be designed in the Spanish Colonial Revival style as represented. They noted that the entire gate and fencing proposed would need to be solid wrought-iron with no tubular elements.
- The proposed satin black color for the gate and fencing is acceptable.
- The preferred anchor point for the bi-fold gate is towards the middle or rear of the front columns.

- The fencing with finials should remain at or below the spring point of the arches – which corresponds to the height of the tiled elements.
- The fencing should be tall enough to deter intruders. The example submitted by the applicant showed a height of 53” which the subcommittee speculated may not be tall enough to deter trespassers.
- The fencing should be consistent at all four side entry points.
- The applicant should explore if bi-fold gates at the four side openings would be a feasible alternative to fencing.

3. **NEW BUSINESS**

Projects requiring Landscape Plans (Lightfoot/Gregg)

Amber Gregg summarized the staff report. She also clarified staff’s interest in avoiding landscaping that blocks character defining features of historic homes or inhibits views in designated view corridors. Even when landscape plans are not expressly required, staff would still maintain discretion in requesting plans if they suspect that certain landscaping elements may interfere with these public view sheds.

Public Comments:

Dena VanSlyke requested information from the subcommittee about the points at which they analyze landscaping impacts. After some discussion, the City Planner did request that the conversation remain on policy instead of specific properties as this new business item is a matter of clarifying general procedural policy.

The Design Review Subcommittee made the following comments either individually or as a group:

- That staff implement guidelines for landscape plan submittal into the application for discretionary projects.
- That staff maintain discretion in requesting landscape plans if there are concerns regarding massing or height impacts of landscaping on public view corridors or on historic resources.
- That formal landscape plans not be required for minor discretionary projects (such as Minor Architectural Permits or Minor Cultural Heritage Permits) unless the City Planner determines that they will be needed to evaluate the massing or height impacts as mentioned above.
- That landscaping impacts are evaluated from the public right of way (including sidewalks) and from nearby public spaces such as parks. This was in response to the public comment.

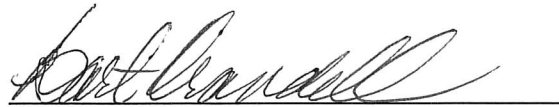
4. OLD BUSINESS

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held October 25, 2017 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.

Respectfully submitted,



Bart Crandell, Chair

Attest:



Amber Gregg, City Planner